State of Idaho
DEPARTMENT OF WATER RESOURCES
Western Region, 2735 Airport Way, Boise, Idaho 83705-5082 - (208) 334-2190
FAX (208) 334-2348

DIRK KEMPTHORNE
Governor
KARL J. DREHER
Director

November 9, 2005

PEPPER RIDGE DEVELOPMENT LLC
ATTN WILLIAM H WEAVER
5797 N BOGART LN
BOISE ID 83714

COPY

RE: REQUEST TO REMOVE ATTACHMENTS TO FARMWAY TRANSFER APPLICATION

Dear Mr. Weaver:

I received your letter of 11/8/2005 requesting the attachments concerning Phase 1 of the Pepper Ridge Equestrian and the letter written by Dan Weitz on 8/19/2005 be removed from the transfer application. I have removed those documents, and I am returning the original attachment back with this letter. A copy will be kept in the transfer file to show what was removed.

If you have any questions or concerns please contact me at the above address.

Respectfully,

Daniel A. Nelson
Sr. Water Right Agent

Dan Weitz
1900 W. Main Street
Boise, Idaho 83702

August 19, 2005

COPY

Pepper Ridge Development, LLC
5797 N. Bogart Lane
Boise, Idaho 83714

RE: Water Rights in Section 16, T4S, R7E, B.M., Elmore County, Idaho, for Pepper Ridge Equestrian Estates.

Dear Mr. Weaver;

The purpose of this letter is to confirm to you that the area shown as Pepper Ridge Equestrian Estates, Area 1 as described in attached legal description and maps, is dry land that has not been delivered water from Mountain Home Irrigation District and does not have any shares in said Irrigation District.

If you have any questions or need further information please call me.

Sincerely

Dan Weitz

cc: Pepper Ridge Development, LLC

COPY

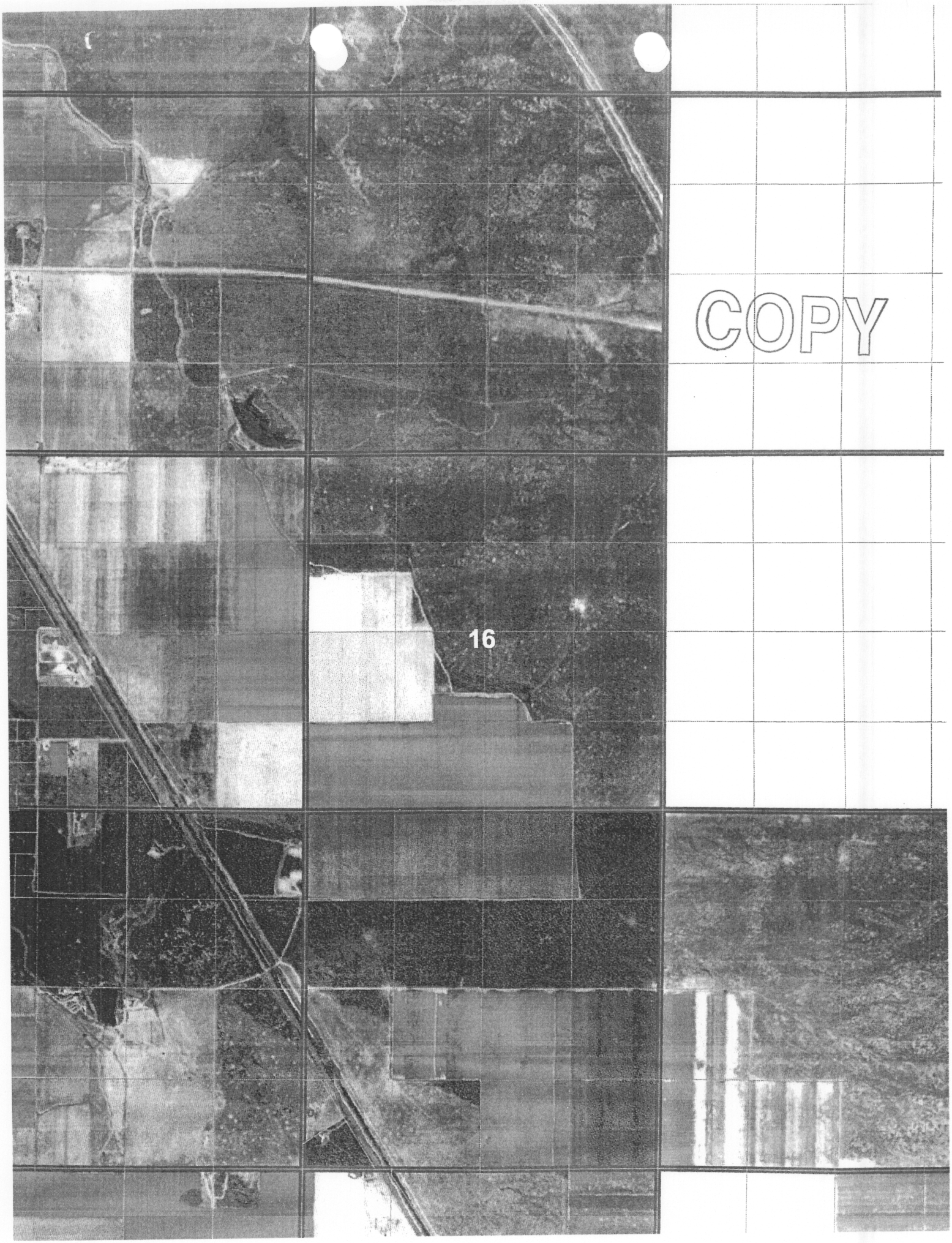
CONDITIONAL USE PERMIT
LEGAL DESCRIPTION
FOR
PEPPER RIDGE EQUESTRIAN ESTATES
AREA 1

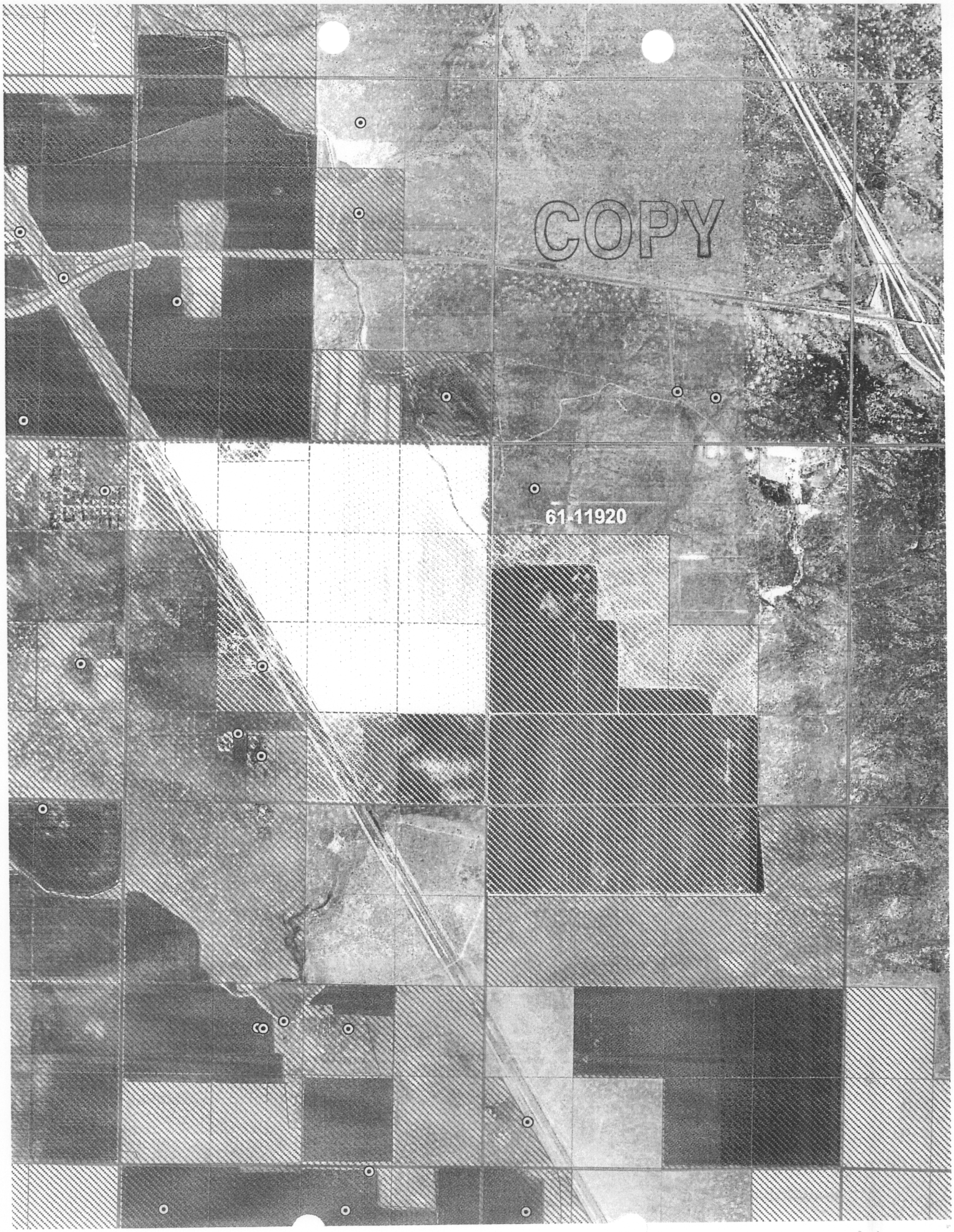
BEING A PORTION OF TAX NUMBER RP04S07E160010A.

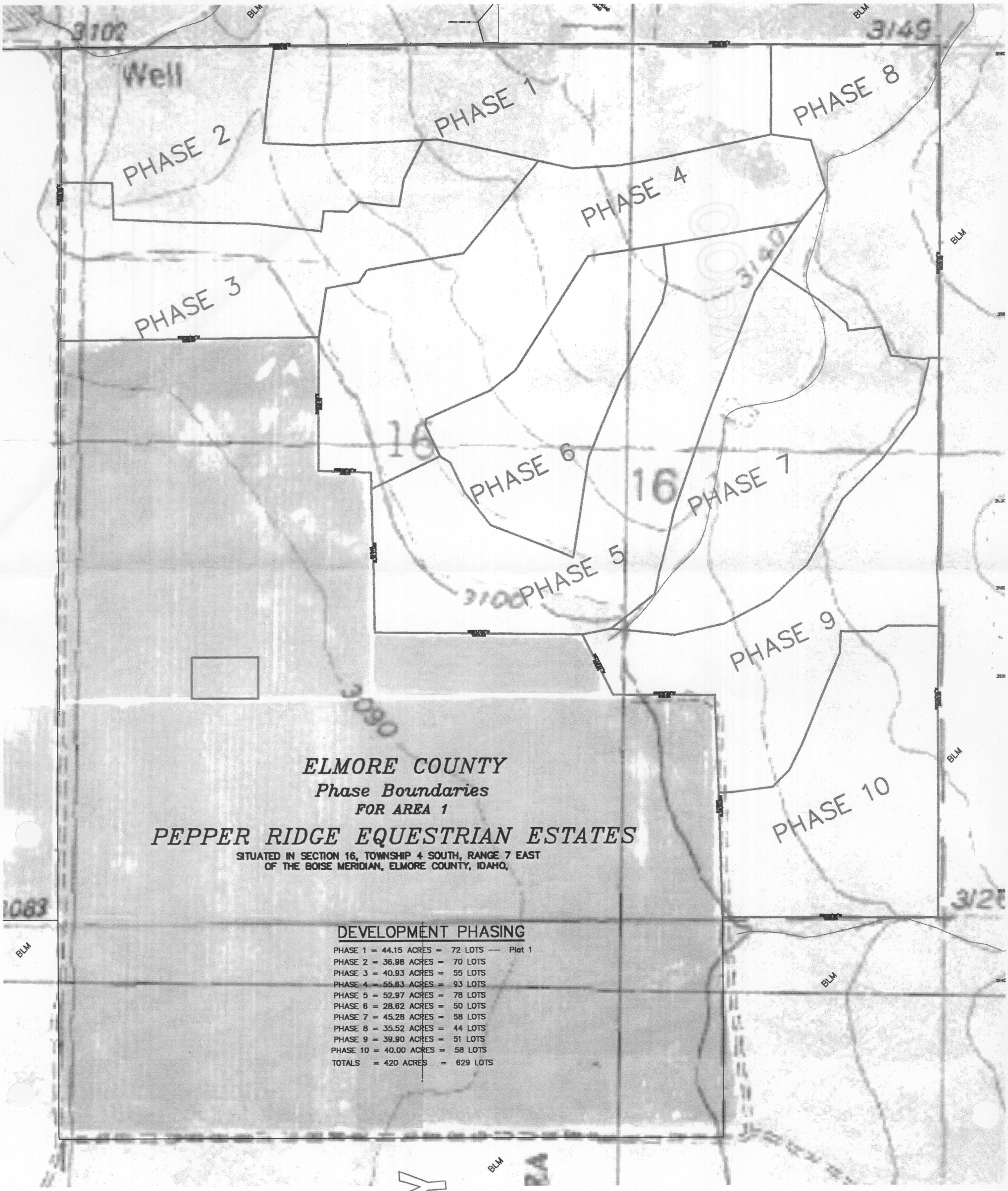
THIS PARCEL IS SITUATED IN SECTION 16, TOWNSHIP 4 SOUTH, RANGE 7 EAST OF THE BOISE MERIDIAN, ELMORE COUNTY, IDAHO, AND CONSISTS OF THAT PART OF SAID SECTION 16 LYING NORTHEASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE NW CORNER OF SAID SECTION 16;
THENCE S 0°31' 00"W 1766.33 FEET ALONG THE WEST LINE OF SAID SECTION 16;
THENCE N 89°20'56"E 1565.57 FEET;
THENCE S 0°01'02"W 808.79 FEET;
THENCE S 88°09'16"E 315.11 FEET;
THENCE S 1°11'41"E 974.43 FEET;
THENCE S 89°17'57"E 1244.63 FEET;
THENCE S 27°13'27"E 410.84 FEET;
THENCE S 89°41'38"E 615.98;
THENCE S 1°43'50"E 1348.13 FEET MORE OR LESS TO THE POINT OF TERMINUS ON THE SOUTH LINE OF SAID SECTION 16 AT A POINT 1298.64 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 16.

CONTAINING 420.00 AACRES MORE OR LESS.


COPY
16


COPY
61-11920



ELMORE COUNTY

Phase Boundaries

FOR AREA 1

PEPPER RIDGE EQUESTRIAN ESTATES

SITUATED IN SECTION 16, TOWNSHIP 4 SOUTH, RANGE 7 EAST
OF THE BOISE MERIDIAN, ELMORE COUNTY, IDAHO.

DEVELOPMENT PHASING

PHASE 1	= 44.15 ACRES =	72 LOTS	— Plat 1
PHASE 2	= 36.98 ACRES =	70 LOTS	
PHASE 3	= 40.93 ACRES =	55 LOTS	
PHASE 4	= 55.83 ACRES =	93 LOTS	
PHASE 5	= 52.97 ACRES =	78 LOTS	
PHASE 6	= 28.62 ACRES =	50 LOTS	
PHASE 7	= 45.28 ACRES =	58 LOTS	
PHASE 8	= 35.52 ACRES =	44 LOTS	
PHASE 9	= 39.90 ACRES =	51 LOTS	
PHASE 10	= 40.00 ACRES =	58 LOTS	
TOTALS	= 420 ACRES =	629 LOTS	

COPY